

PLANNING COMMISSION REPORT



MEETING DATE: April 28, 2004

ITEM NO. _____ GOAL: Coordinate Planning to Balance Infrastructure

SUBJECT **86th Street & Smokehouse Trail - 5-AB-2004**

REQUEST

Request to consider the following:

1. Abandon street right of way along the following streets:
 - 873.73 feet of Smokehouse Trail along the southern property boundary.
 - 660.78 feet of 86th Street along the eastern property boundary.
 - 76.30 feet of 85th Street to include a 45-foot radius cul de sac along the western property frontage.
2. Dedicate a 40 feet street right of way (East Eagle Feather Road) from 86th street west to 85th Street.
3. Dedicate one quarter of a cul de sac on the southeast corner of 85th Street and the Smokehouse alignment.
4. Dedicate a temporary roadway turn-around easement at the northeast corner of 85th Street and East Eagle Feather Road.
5. Reserve a twenty (20) foot water and sewer line easement along the; Smokehouse Trail, 86th Street, and a portion of the 85th Street Alignments.

OWNER

Multiple Owners
George Nesemeier
480-538-9293

Pebble Hill Ventures
602-274-3600

APPLICANT CONTACT

Clifford Slyder
602-277-2772

LOCATION

South of Westland Road on the northeast corner of the Smokehouse Trail, and the 85th Street alignment.

BACKGROUND

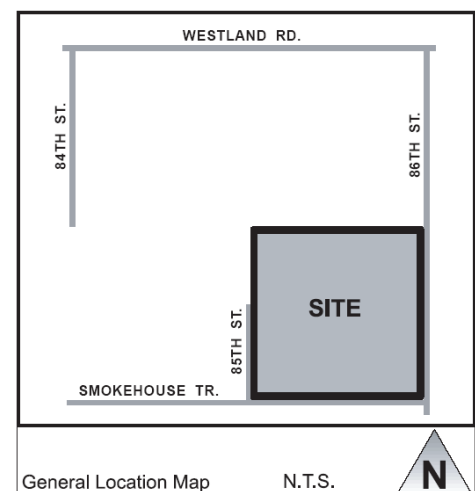
Zoning.

The site is zoned Single Family Residential, Environmentally Sensitive Lands (R1-43 ESL) zoning district.

Background/Context.

The subject roadway easements and street right of way was originally dedicated prior to annexation into the City of Scottsdale to provide access to undeveloped properties. In 2001 the western parcel was divided into 3 lots and a portion of 85th street was dedicated as right of way.

At the southeast corner of the property is the intersection of 86th Street and



Smokehouse Trail. Smokehouse Trail east of 86th Street was abandoned in 1997 so that the landowner to the east could combine and develop a single-family residence on 80 acres. The subdivision of Whisper Rock Unit 3 is to the south of the property, and there is a 5'-6" perimeter wall along the Smokehouse Trail alignment. A major wash corridor restricts the property access along 85th Street from north to south.

APPLICANT'S
PROPOSAL

Goal/Purpose of Request.

The goal is to eliminate the existing roadway easement and street right-of-way along Smokehouse Trail, 86th Street, and a portion of 85th Street consistent with the City of Scottsdale roadway requirements for this area.

IMPACT ANALYSIS

Departmental Responses.

City Department/Division participants concur with this abandonment request. See Department Issues Checklist (Attachment #1).

Transportation Impact Summary

The realignment of a 600 feet section of Smokehouse Trail approximately 200 feet to the north was requested by the applicant through the land division and abandonment process. The proposed road design of East Eagle Feather Road is acceptable to the Traffic Engineering Department, with dedications as stipulated.

Community Impact.

The abandonment of the subject property will allow the property owners to eliminate dead end street right-of-way and avoid major wash crossings. The abandoned property will become part of the adjacent lots, thereby eliminating the need to disturb a highly vegetated area to construct a road. Maintenance of the subject will be the responsibility of the adjacent property owners.

Community Involvement.

There are letters of support from the property owner to the east and the Whisper Rock Homeowner's Association on the south.

STAFF
RECOMMENDATION

Recommended Approach:


Staff recommends approval.

RESPONSIBLE
DEPT(S)
STAFF CONTACT(S)


Planning and Development Services Department

Greg Williams
Senior Planner
480-312-4205
E-mail: gwilliams@ScottsdaleAZ.gov

APPROVED BY



Greg Williams
Report Author



Kurt Jones, AICP
Current Planning Director

ATTACHMENTS

1. Departmental Checklist
2. Context Aerial
3. Detail Aerial
4. Area Trails Plan
5. City Notification Map
6. Abandonment Area

CASE 5-AB-2004

Department Issues Checklist

Transportation

☒ Support

The abandonment of Smokehouse Trail and 86th Street and the alignment of East Eagle Feather Road is acceptable to the Traffic Engineering Department.

Trails

☒ Support

The public trails are located along Pima Road.

Adjacent Property Owner Notification

☒ Support

The adjacent property owners have been notified and submitted written correspondence stating the approval and the acceptance of the abandoned half streets.

Public Utilities

☒ Support

All utility companies have submitted letters of support for this abandonment request with no reservations.

Water/Sewer Services

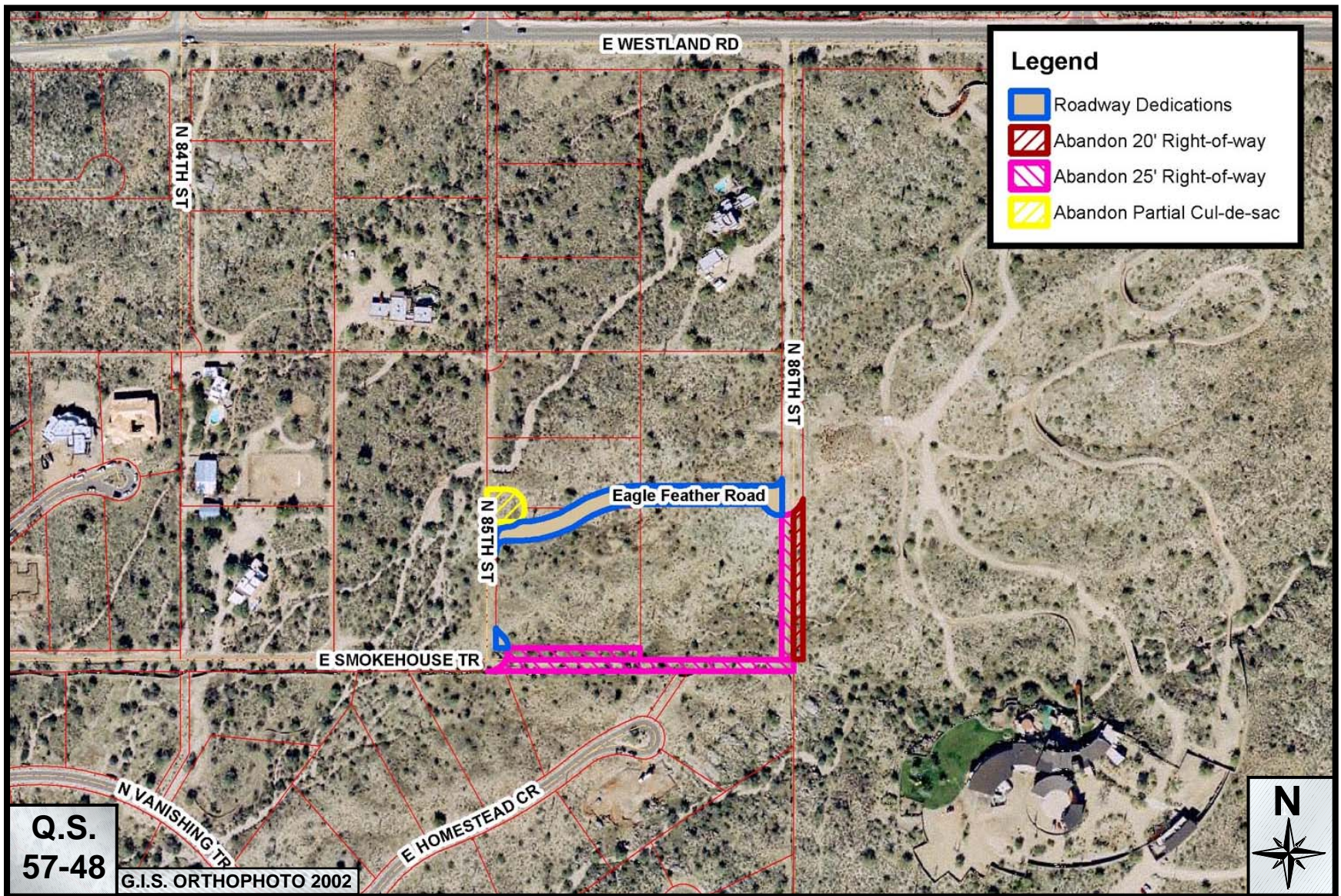
☒ Support

Water and Sewer Services support the abandonment and request reservations for water/sewer line easement over Smokehouse Trail, 86th Street, and a portion of 85th Street.

Drainage

☒ Support

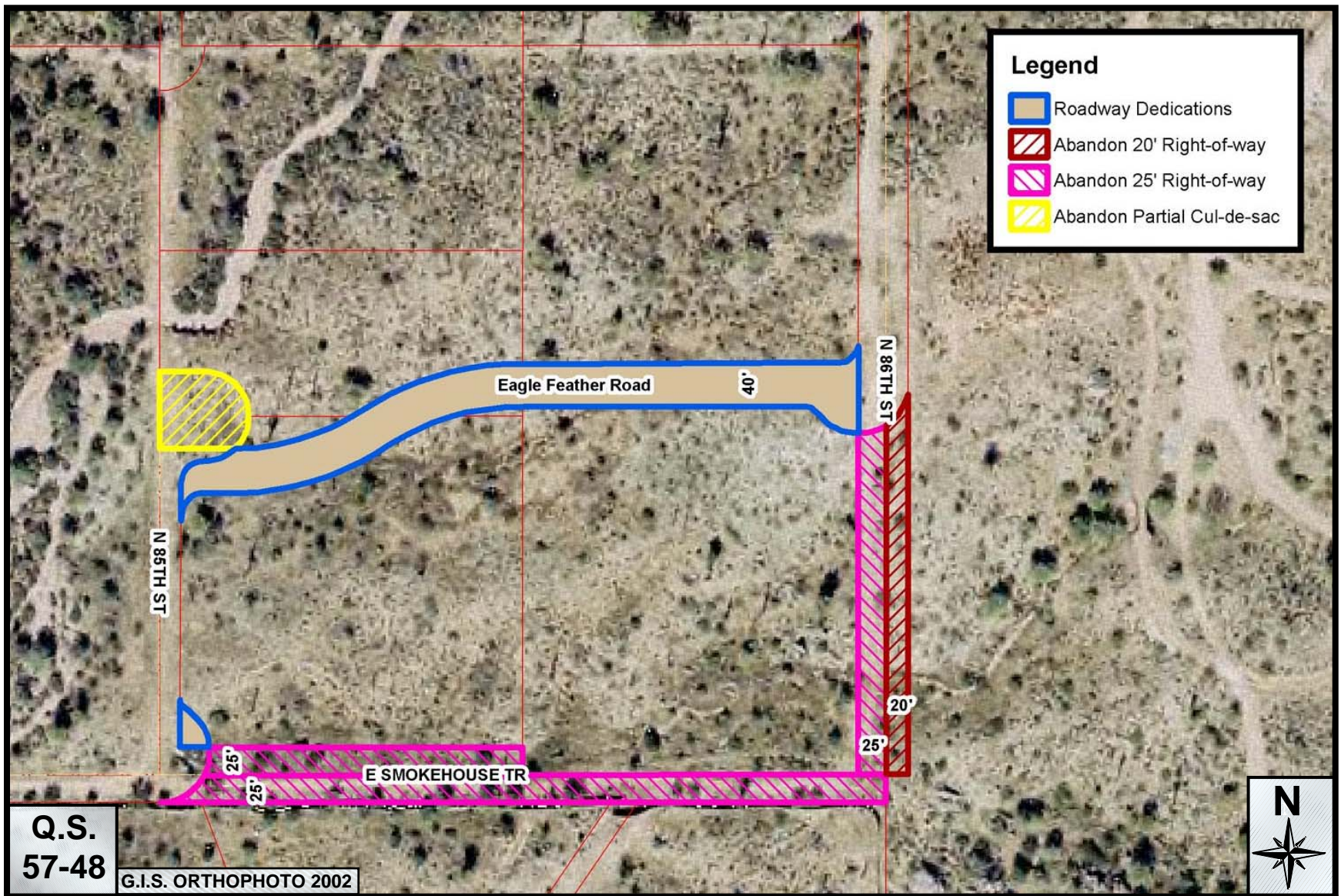
Drainage easements for washes over 50 cubic feet per second will be required at the time of the proposed land division



Smokehouse Trail & 86th Street
(Roadway Abandonment)

5-AB-2004

ATTACHMENT #2



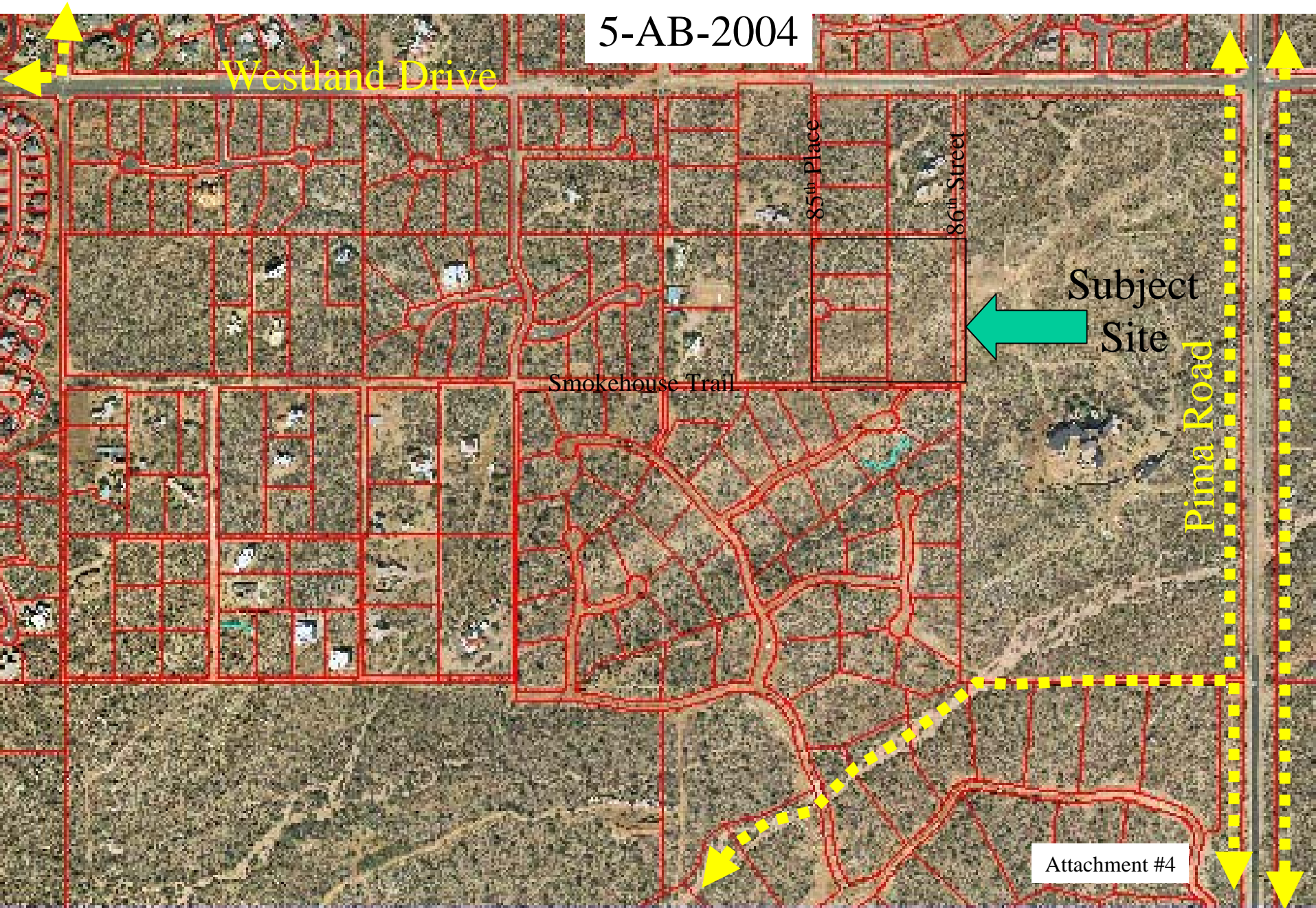
Smokehouse Trail & 86th Street
(Roadway Abandonment)

5-AB-2004

ATTACHMENT #3

Planned Trails in Westland/Pima Vicinity

5-AB-2004



Westland Drive

85th Place

86th Street

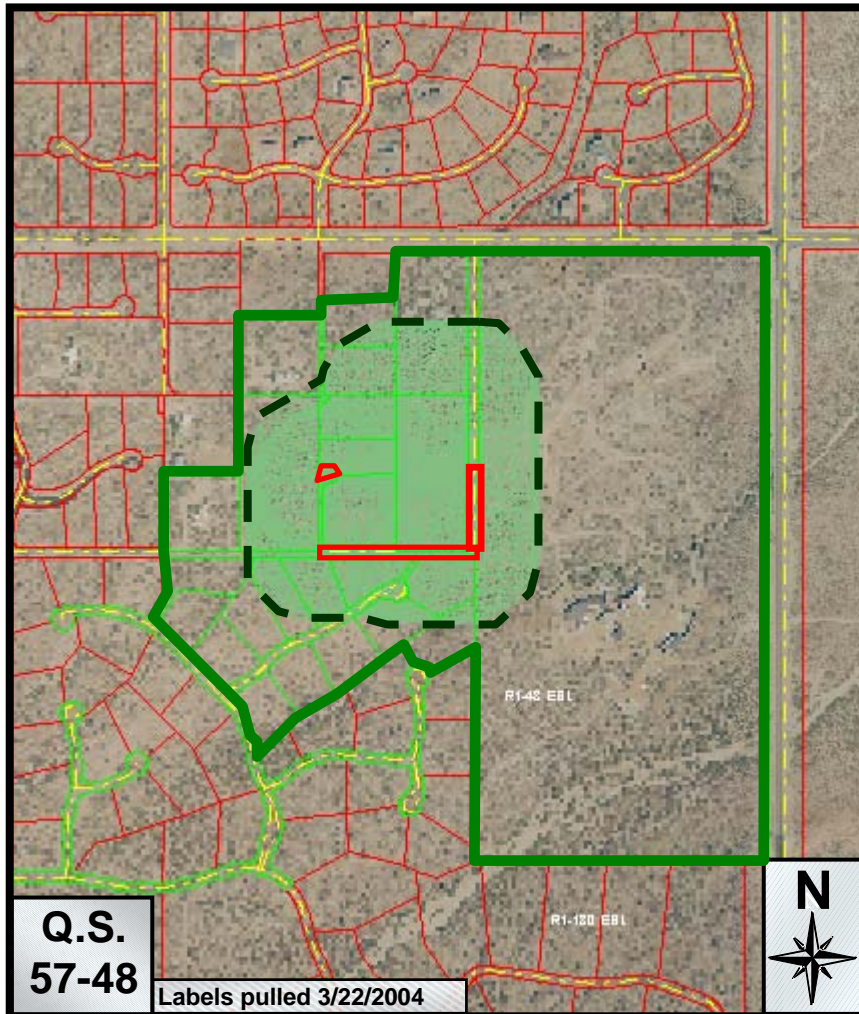
Smokehouse Trail

Subject Site

Pima Road

Attachment #4

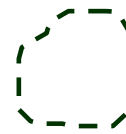
City Notifications – Mailing List Selection Map



Map Legend:



Area to be Abandoned



Properties within 300-feet



Extended Selection
(Additional properties notified)

Additional Notifications:

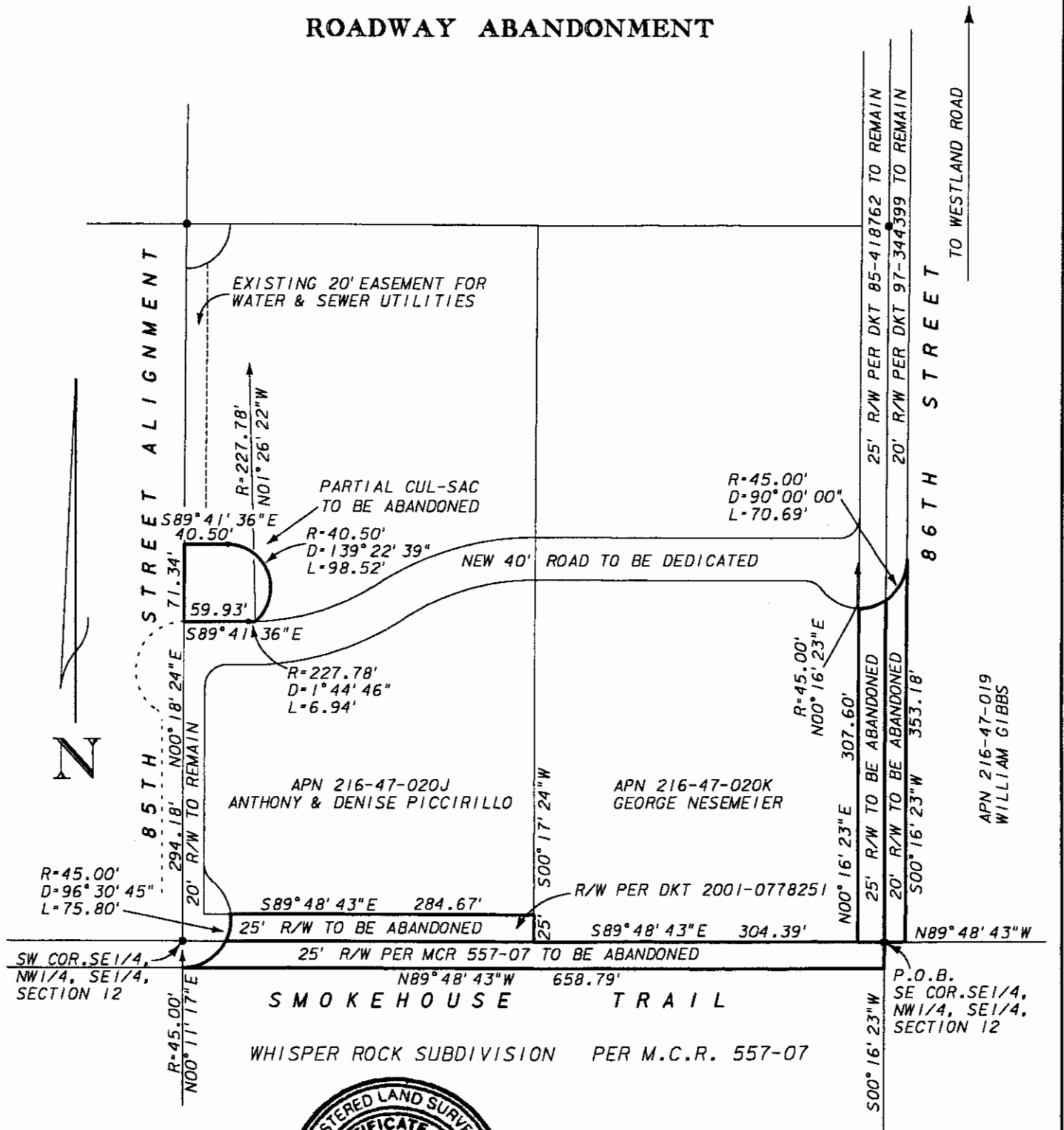
- Interested Parties
- Adjacent HOAs
 - Desert Property Owners
 - Friends of the Scenic Drive
 - Whisper Rock Estates

86th Street & Smokehouse Trail

5-AB-2004

ATTACHMENT #5

EXHIBIT TO ACCOMPANY LEGAL DESCRIPTION ROADWAY ABANDONMENT



<i>Consolidated Surveying Services</i>		<i>5147 N. 18th Pl. Phoenix, Az 85016 (602) 277-2772</i>	
JOB NO.: C03027		DATE: 3/25/04	
DRAWN BY: C. SLYDER		REV. DATE:	
CREW:		SCALE: N.T.S.	
FILE: /PROJECTS/C03027/EX3LEG.DGN		SHEET 1 OF 1	